



To: City of Brookhaven, Planning Department  
RE: Admin Variance for 3214 Osborne Road Brookhaven, GA 30319  
Applicant: Haven Residential, Allison Resnick

The applicant seeks a variance to a development standard. Consideration of this request should be made under the terms of the following criteria, found in the City Zoning Ordinance:

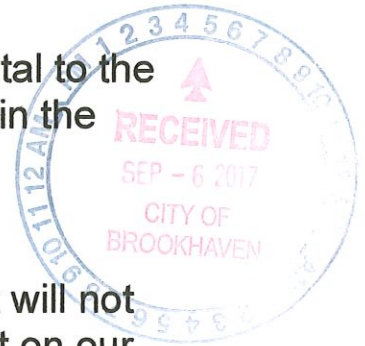
(1) By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

Applicant: The non-standard shape of the lot and fact that it is a corner lot restricts the buildable area significantly. It is also impossible to meet the lot coverage ratio due to the small size of the lot. The neighborhood itself has mostly non-conforming lots, and this request isn't outlandish in light of other variances previously granted.

(2) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

Applicant: The requested variance is in line with similar requests in Lynwood Park, due to the conflicting zoning conditions that are present in this neighborhood. Due to the odd zoning in this neighborhood, this request is in lines with similar variances approved in the immediate past, particularly ZBA17-21 and also ZBA16-63. This variance would be consistent with others approved in Lynwood Park.

(3) The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.



Applicant:

This will not affect any neighbors or the public negatively, it will not adversely affect stormwater runoff as we will contain all of it on our property. This build will also help to increase neighboring property values.

(4) The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship, not merely impose a casual/discretionary inconvenience upon the applicant or his/her assigns; and

Applicant:

Without granting this variance, this lot is unable to achieve its highest and best use of the property. This lot is unable to be changed to allow for the size and price building that Brookhaven has become, without allowing for variances.

(5) The requested variance would be consistent with the spirit and purpose of this chapter and the City of Brookhaven Comprehensive Plan text.

Applicant: This request will be consistent with the quality and style of the neighborhood and it's continued growth.

We thank you for your time and consideration in helping us to solve this current hardship.

Thank you,

*Allison Resnick*

Haven Residential

Allison Resnick

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